



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

October 3, 2013

REQUEST: City Council Bill #13-0257/Zoning – Conditional Use Conversion of a 2-Family Dwelling Unit to a 9-Family Dwelling Unit in the R-7 Zoning District – 4227 Frederick Avenue.

For the purpose of permitting, subject to certain conditions, the conversion of a 2-family dwelling unit to a 9-family dwelling unit in the R-7 Zoning District on the property known as 4227 Frederick Avenue, as outlined in red on the accompanying plat.

RECOMMENDATION: Approval.

STAFF: Ken Hranicky

PETITIONER(S): Community Housing Associates, Inc.

OWNER: 4227 Frederick Avenue, Inc.

SITE/ GENERAL AREA

Site Conditions: 4227 Frederick Avenue is located at the southeast corner of Frederick Avenue and Yale Avenue. The lot is approximately 165' x 100' in dimension, occupying 16,675 square feet. There is an existing 3-story building on site. The property is zoned R-7. TransForm Baltimore proposes R-6.

General Area: This property lies within the Irvington neighborhood, which can be characterized as a residential area with the majority of the housing stock being represented by a variety of housing types. Across Yale Avenue is Mount Saint Joseph's High School.

HISTORY

There are no prior Planning Commission actions on this site.

CONFORMITY TO PLANS

The proposed action is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

ANALYSIS

Community Housing Associates, Inc. proposes to convert 4227 Frederick Avenue from a vacant formerly two (2)-dwelling unit building to a nine (9)-dwelling unit. Residency will be intended for non-elderly disabled persons. City Council Bill #13-0257 is conditional use legislation to convert 4227 Frederick Avenue from a 2-dwelling unit to a 9-dwelling unit in an R-7 zoning district. This conditional use is only allowed if the building conforms to the applicable bulk regulations for the district in which the building is located. The proposed renovation plans are mainly interior, to

accommodate 9 apartment units ranging from 433 square feet to 582 square feet in size. Exterior work includes a repaved asphalt parking area that will accommodate 9 parking spaces including 1 ADA space. A ramp will be built along the eastern edge of the building from the parking lot.

4227 Frederick Avenue is 16,675 square feet in size and meets the underlying bulk requirement of 1,100 square feet per unit. The building meets all the setback and parking requirements.

Zoning Analysis/Required Considerations:

1. City Council Bill #13-0257 is the required legislation which if approved would authorize the conversion of a 2-family dwelling unit to a 9-family dwelling unit at 4227 Frederick Avenue.
2. The existing structure and proposed uses meet all the underlying bulk requirements.
3. No variances are sought with this proposal.
4. Structure is on a main thoroughfare with a bus stop in front of the building and there is required off-street parking. Conversion will have negligible impact on traffic and loading.
5. The structure is compatible with surrounding area and has adequate access to utilities, roads, drainage and other necessary facilities.
6. The proposed use is not in conflict in any other identified matter considered to be in the interest of the general welfare.

Findings: As per §14-204, conditional use requires findings on considerations of standards prescribed by §14-205. Staff finds that:

1. The conversion of 4227 Frederick Avenue from a 2-family dwelling to a 9-family dwelling, in terms of location, maintenance, and operation of the conditional use, will not be detrimental to or endanger the public health, security, general welfare or morals. The conversion will not create undue stress on community resources and is consistent with the City Master Plan in providing housing choices for all people.
2. The proposed use is not in any way precluded by any other law.
3. The authorization of this conditional use is not contrary to the public interest.
4. The authorization is in harmony with the purpose and intent of this article.

Staff notified the Irvington Community Association, Yale Heights Community Improvement Corporation, Mutual Housing Association of Baltimore, Inc., Southwest Development Committee and Councilwoman Helen L. Holton of this action.



Thomas J. Stosur
Director